



* EXTENDED BEHIND GARAGE AND LOFT CONVERTED * WEST FACING GARDEN BACKS THE SALVATION ARMY FIELDS * ESTUARY AND HADLEIGH CASTLE VIEWS * AMPLE PARKING * WALK TO LEIGH STATION AND BROADWAY * WEST LEIGH CATCHMENT * BALCONY * This incredibly spacious four bedroom family home offers period character and an abundance of space, as well as a unique backdrop with views across the Salvation Army fields, Hadleigh Castle and the Estuary. Downstairs, there are two large reception rooms as well as an extended kitchen-diner, and a downstairs w/c. While on the first floor, there are three great-sized bedrooms and a four-piece family bathroom. On the top floor within the loft conversion, there is another double bedroom commanding fantastic views and an en-suite shower room. Externally, there is ample parking and a garage to the front and to the back, a west facing garden complete with summerhouse/office and of course those stunning views. For schooling, the favoured West Leigh School and Belfairs Academy are both within catchment, with the grammar schools only a short drive away. Leigh Station is a walk away for commuters as well as the bustling Leigh Broadway and there are bus links and amenities at the top of the road.

- West Leigh School catchment area
- Incredible views across the Salvation Army fields, Hadleigh Castle and the Estuary
- Parking for two to three
- Extended behind the garage
- Four-piece family bathroom
- West facing garden
- Garage
- Large reception rooms
- Loft conversion with en-suite
- Walk to Leigh Station and the Broadway

Tattersall Gardens

Leigh-On-Sea

£750,000

Offers Over



Tattersall Gardens



Frontage

Driveway providing parking for three to four vehicles plus an additional space in the single garage and an electric car charging point, composite obscured double glazed front door leading to:

Entrance Hallway

16'2" x 7'5"

UPVC double glazed corner window to front and side aspects, access to downstairs w/c, carpeted winder staircase rising to first floor landing with storage underneath, radiator, dado rail, skirting, wood effect laminate flooring.

Lounge

20'0" x 11'11"

UPVC double glazed windows and french doors to rear aspect for garden access as well as having views over the Salvation Army fields. Log burning stove with exposed feature brickwork and a tiled hearth, bespoke alcove storage and shelving, radiator, coving, skirting, and wooden flooring.

Dining Room

15'5" x 13'2"

UPVC double glazed window to front aspect, exposed brick chimney breast with a tiled hearth, radiator, coving, skirting, wooden flooring.

Downstairs W/C

4'10" x 2'9"

Partially tiled walls, low-level w/c, radiator, corner vanity unit with wash basin and chrome mixer tap, wall lighting, skirting, lino flooring.

Kitchen-Breakfast Room

16'11" x 10'9"

UPVC double glazed french doors to rear aspect for garden access as well as two Velux windows. Shaker style kitchen units both wall mounted and base level comprising; stainless steel sink and a half with drainer and chrome mixer tap, larder style cupboard, space for dishwasher, space for washer/dryer, space for fridge/freezer, space for freestanding rangemaster style oven, stainless steel extractor fan, access to garage, wood effect laminate worktops with tiled splashback, spotlighting, double radiator, skirting, herringbone style laminate flooring.

First Floor Landing

9'3" x 6'11"

An original Crittall and stained glass window to side aspect, spotlighting, coving, dado rail, skirting, carpet, door leading to second floor staircase.

Master Bedroom

15'4" x 12'6"

UPVC double glazed window to front aspect, radiator, storage cupboard, skirting, carpet.

Bedroom Two with Balcony

11'11" x 11'5"

UPVC double glazed sliding door for balcony access as well as 180-degree views over the Salvation Army fields, the Estuary and Hadleigh Castle, access to understairs storage cupboard, radiator, dado rail, skirting and wooden flooring.

Bedroom Four

9'7" x 8'0"

UPVC double glazed corner window to front and side aspects with Estuary views, radiator, coving, dado rail, skirting, wooden flooring.

Four-Piece Family Bathroom

11'6" > 8'2" x 9'1"

Obscured UPVC double glazed window to rear aspect, airing cupboard, large tiled shower enclosure, corner bath with chrome mixer tap, pedestal wash basin with chrome mixer tap, low-level w/c, chrome towel radiator, spotlighting, wall cladding, skirting, tiled flooring.

Bedroom Three (2nd Floor)

17'8" x 14'7" > 9'9"

Two Velux windows to side and rear aspects commanding Estuary views and views over the Salvation Army fields, access to en-suite, large run of built-in mirrored wardrobes, radiator, eaves storage, skirting, carpet.

En-Suite (2nd Floor)

6'7" x 4'3"

Velux window to side aspect, corner shower cubicle, low-level w/c, wall-mounted wash basin and chrome mixer tap, tiled walls, radiator, tiled floor.

Rear Garden

Commences with a decked seating area then a large lawn leading to the end of the garden where there are views across the fields, Hadleigh Castle and of the Estuary, fenced all around, access to summerhouse/office.

Summerhouse/Office

Windows and door to front aspect, all fitted out for a work from home space.

Single Garage

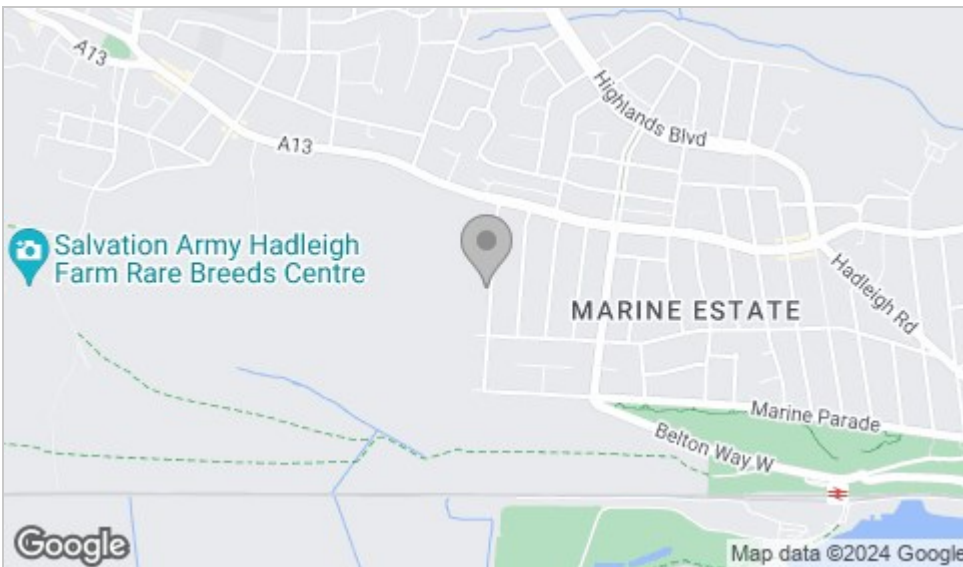
Up and over door, space for a small vehicle.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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